

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
February 8, 2017
Summary Agenda- Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. D. Perez, Mr. Casanova, Mr. Cabrera, Mr. O. Perez, Mr. Sanchez, Mr. Suarez, Mr. Tundidor

2. Approval of Planning and Zoning Board Summary Agenda of January 11, 2016 as submitted.

Motion to Approve: Mr. Suarez; Second: Mr. Cabrera; Approved: 7-0

Item Approved

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 28, 2017

3. Final Decision to adjust the distance between proposed terrace and accessory building of 10.7' (20' required). Property located at 272 West 17 Street, Hialeah, zoned R-1 (One Family District).

Applicant: Carlos M. Diaz

Planner's Recommendation: Approval with conditions

TABLED ITEM FROM DECEMBER 14, 2016 AND JANUARY 11, 2017

Motion to Remove From Table: Mr. Suarez; Second: Mr. Casanova; Approved: 7-0

Item Removed from Table

Motion to Table: Mr. Sanchez; Second: Mr. Suarez; Approved: 7-0

ITEM TABLED

4. **Final Decision** to adjust the following setbacks: Front to 18.65', rear to 6.16' (20' required for each), corner side setback to 10' (15' required) and west side setback to 6' (7.5' required). Property located at 890 SE 7 Avenue, Hialeah, zoned R-1 (One Family District).

Applicant: Nancy Jimenez

Planner's Recommendation: Approval with Conditions

Motion to Approve with conditions: Mr. O. Perez; Second: Mr. Casanova; Approved: 7-0; FD 2017-02

Item Approved with Conditions

5. **Final Decision** to adjust the rear setback to 6.2' (20' required) and a west side setback to 6.5' (7.5' required), for existing roofed-terrace. Property located at 1000 West 51 Place, Hialeah, zoned R-1 (One Family District).

Applicant: Guillermo Cue

Planner's Recommendation: Approval with Conditions

Motion to Approve with conditions: Mr. Cabrera; Second: Mr. O. Perez; Approved: 7-0; FD 2017-03

Item Approved with Conditions

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 14, 2017

6. **Special Use Permit (SUP)** to allow the extension of the Neighborhood Business District Overlay regulations for property abutting Gratigny Expressway; allow 66 parking spaces (82 required), allow 23 surface parking spaces on front and 21 parking spaces on the sides setback respectively, where surface parking is not allowed on front or side setbacks. Property located at 8250 West 21 Lane, Hialeah, zoned M-1 (Industrial District)

Applicant: Alejandro Arias, Esq. on behalf of Hialeah 1.2 Acres, LLC

Planner's Recommendation: Approval with conditions

TABLED ITEM FROM NOVEMBER 9, 2016

Motion to Remove From Table: Mr. Casanova; Second: Mr. Tundidor; Approved: 7-0

Item Removed from Table

Motion to Approve with Conditions: Mr. O. Perez; Second: Mr. Suarez; Approved: 7-0

Item Approved with Conditions

7. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and consider granting a variance permit to allow construction of a duplex on each of the five substandard lots, each having a frontage of 40' (75' required), total lot area of 4,000 square feet (7,500 square feet required), lot coverage of 38% (30% required) and the following proposed setbacks: Front of 21.5', rear of 20' (25' required for each), sides of 5' (7.5' required). Property located at 44XX East 10 Avenue, Hialeah.

Applicant: Alari Holdings I, LLC

Planner's Recommendation: Approval

***REPORT: Jorge Perez, 4335 E 9 Ln in opposition**

Motion to Approve: Mr. O. Perez; Second: Mr. Casanova; Approved: 5-2 with Mr. Tundidor and Mr. Cabrera voting NO.

Item Approved

8. **Rezoning** from C-1 (Restricted Retail Commercial) to P (Parking District) and variance permit to allow a landscape buffer between the parking lot and right-of-way of 4.5' (7' required), fronting East 49 Street. Property located at 775 East 49 Street, Hialeah.

Applicant: MNVG Properties, LLC

Planner's Recommendation: Approval of Rezoning, Denial of Landscape Variance

Motion to Approve as recommended: Mr. Cabrera; Second: Mr. Casanova; Approved: 7-0

Item Approved as recommended

9. **Conditional Use Permit (CUP)** to allow the sale and consumption of malt beverage (beer) within the facility located on the Alwod Artist Live/Work Overlay District, "Leah Art District" and to allow outdoor dining with a total area of 1,386 square feet; allow 22 parking spaces (78 required) all backing-out into the street (only allowed in residential districts) and to waive all of City of Hialeah Landscape Manual requirements. Property located at 1395 East 11 Avenue, Hialeah, zoned M-1 (Industrial District).

Applicant: Zachary Swanson

Planner's Recommendation: Approval with Conditions

Motion to Approve: Mr. Cabrera; Second: Mr. Tundidor; Approved: 7-0

Item Approved with Conditions

10. **Repeal and rescind** Ordinance No. 05-52, rezoning from Industrial and Office (MDC zoning designation) to MH (Industrial District); and now to **rezone** from GU (Interim District) to MH (Industrial District). Property located at 9100 West 40 Avenue, Hialeah.

Applicant: Beacon Logistics Park, LLC

Planner's Recommendation: Approval

Motion to Approve: Mr. Suarez; Second: Mr. Tundidor; Approved: 7-0

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. **TENTATIVE PLAT OF BEACON LOGISTICS PHASE I**

Motion to Approve: Mr. Sanchez; Second: Mr. Casanova; Approved: 7-0

Item Approved

12. **TENTATIVE PLAT OF MOUNT SINAI SUBDIVISION**

Motion to Approve: Mr. Sanchez; Second: Mr. Casanova; Approved: 7-0

Item Approved

13. Old Business. **NONE**

14. New Business. **NONE**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.